

City of Fairview

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WORKSHOP MEETING APRIL 12, 2016

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Patti Carroll, Mayor
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitchell Dowdy

Present: Anderson, Beata, Butler, Sutton, Lowman,

Absent: Dowdy, Mitchell, Carroll, Mangrum

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell,
City Codes Clerk Sharon Hall, Ron Rowe

Anderson called the meeting at 6:14p.m.

1. PARK AND DEDICATION PRESENTATION VIDEO

- Ron Rowe stated this presentation was from last year of Dr. John Crompton talking to the City of Franklin. Rowe stated we don't currently have a parkland ordinance so he thought it would be good for the Planning Commission to get a handle on the dedication ordinance. Rowe stated so when they are looking at plans they aren't just looking at open space that developers are offering there's a level of knowledge they can gain from this inconjunction with impact fees, because impact fees are a separate entity by itself. Video starts and Dr. John Crompton is the speaker.
- New development generates a need for additional part amenities. The people responsible for creating that need should bear the cost of providing the new amenities.

- Three options for handling growth don't create any new parks, 1. existing residents pay for the development 2. Lower the level of service 3. New growth should pay for itself.
- To keep taxes low, tack it on the front end, those that benefit for services should pay for them.
- Impact Fees/Facilities Tax. Need stated legislative authority beyond the health and welfare mandate of the city. Much broader than parkland. Embraces all types of recreation amenities. Collected at building permit not platting stage.
- Park Land fees will be deposited in a fund referenced to the park zone or community park district involved. Funds deposited into a particular park zone fund or community park district may only be expended for land or improvements in that zone or district.
- The developer's portion of the cost may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development.
- The City has to work out the current level of service, apply that to the dedication ordinance. The City has to keep it at the current of service you operate at, have to accommodate different densities of development. The standard depends on the number of people in the area and that number of people varies by density of development.
- In addition to providing land the dedication ordinance should include improvements of the neighborhood parkland and that means infrastructure improvements, infrastructure cost can go into the dedication ordinance
- Can't go beyond non-residential dedications because commercial does not generate a park demand.
- Three Elements in the calculation of the amount of Park dedication requirements. 1. A land requirement, 2. A fee-in-lieu alternative to the land requirement, 3. A park development fee.
- How much cost does the developer incur by putting in the private amenities, how much fee should they be paying for the power and dedication of it, take the amount they put in from the amount they would pay and they pay the balance. May have a contingency in there saying up to 80% perhaps but you have to leave some for public open space otherwise it becomes

exclusively private, that's the way to do it, have a concrete formula. The developers cost is taken out of what the fee would have been the balance becomes the fee, if it is higher than 50% must be assessable to general public.

- One of the challenges with this process, you do the development, you collect the fees in your zone, you're ready to buy the land but meanwhile the land price has gone through the roof, way to handle that is go to your voters upon referendum and say please grant us a revolving fund worth probably two or three million dollars.
- Then City can go out to what it proceeds to be the growth areas and acquire the Parkland in advance of need.
- Time limitation for spending fees. Governed by a City's growth rate.
- Funds shall be spent on a first-in, first-out basis, if not the landowners on their expiration shall be entitled to a prorated refund computed on square footage, must request within one year in writing.
- Have to determine who pays for the Parkland, home owner, or land seller.

Anderson adjourned at 7:00p.m.

Chairperson

Secretary